

ANGUS COUNCIL

MINUTE of SPECIAL MEETING of the **COMMUNITIES COMMITTEE**, hosted at Angus House, Orchardbank Business Park, Forfar and held remotely, on Tuesday 9 February 2021 at 2.00 pm.

Present: Councillors MARK SALMOND, TOMMY STEWART; KENNY BRAES; DAVID CHEAPE; BRADEN DAVY; LYNNE DEVINE; BILL DUFF; BRENDA DURNO; CRAIG FOTHERINGHAM; DAVID LUMGAIR; MARK MACDONALD; IAN MCLAREN; RICHARD MOORE; DEREK WANN; and LOIS SPEED.

Councillor SALMOND, Convener, in the Chair.

1. APOLOGIES/SUBSTITUTES

An apology for absence was intimated on behalf of Councillor Ronnie Proctor MBE with Councillor Wann substituting.

2. DECLARATIONS OF INTEREST

No declarations of interest were intimated.

3. HOUSING CAPITAL AND REVENUE BUDGET PERFORMANCE REPORT 2020 / 21

With reference to Article 3 of the minute of special meeting of this Committee of 11 February 2020, there was submitted Joint Report No 21/21 by the Director of Communities and the Director of Finance, setting out the actual Capital and Revenue spend to 31 December 2020, together with projected outturns for the year to 31 March 2021, and any required updated capital funding proposals.

The Report advised that the actual spend on the overall Housing Capital Programme 2019/20 achieved to 31 December 2020 was £6,171,000, equating to 44% of the monitoring budget of £13,943,000. It was projected at the current time, that by the end of the financial year 2020/21, net expenditure would total £13,243,000, representing a potential underspend of 5%, the reasons for which were contained in Section 6 of the Report, and included challenging conditions in the construction industry. The COVID-19 pandemic had a significant impact on the HRA Capital Programme, with the majority of construction operations not permitted for the first four months of the financial year.

Having considered the contents of the Report, the Committee agreed to note the projected year end positions on capital and revenue expenditure as indicated in Appendices 1 and 2 of the Report; and the indicative funding proposals for the programme.

4. HOUSING REVENUE ACCOUNT RENT SETTING AND BUDGET STRATEGY 2021 / 22 – 2024 / 25

With reference to Article 4 of the minute of special meeting of this Committee of 11 February 2020, there was submitted Joint Report No 25/21 by the Director of Communities and the Director of Finance, setting out estimated income and expenditure for 2021/22, capital investment proposals, affordability assessment, and the recommendation of a continued programme of investment in new and existing stock.

The Committee agreed:

- (i) to approve the revenue budget for 2021/22 as detailed in Appendix 1 to the Report;
- (ii) to approve an average rent increase of 2.0% for Council houses and associated service charges for sheltered, retirement and dispersed accommodation as detailed in Appendix 2 to the Report;
- (iii) to approve a rent increase of 2.0% for St Christopher's Travelling People Site, garages and garage sites as also set out in Appendix 2 to the Report;
- (iv) to set an HRA Capital Plan for the financial year 2021/22 based on the rent strategy adopted as well as the indicative level of programme for the financial years 2022/23 to 2024/25 as detailed in Appendix 3 to the Report;

- (v) to note that, based on the assumptions made, and the affordability assessment undertaken, the 2020/21 – 2024/25 Housing Revenue Account Capital Plan was considered to be affordable, prudent and sustainable as required by the Prudential Code, and as detailed in Section 8 and Appendix 4 to the Report;
- (vi) to approve the prudential indicators as shown in Appendix 5 in compliance with Prudential Code requirements; and
- (vii) to note the plans being put in place to maintain a prudent and affordable investment programme for future years.